



**THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

March 13, 2023

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment *mamadou ndaw*

FROM: Mamadou Ndaw, Interim Zoning Administrator

PROJECT INFORMATION: **Address:** 119 53rd St., NE
Square, Suffix, Lot: Square 5243, Lot 0149
Zoning District: R-2
DCRA Permit #: B2301881

SUBJECT: **Proposed new construction of an 8-unit apartment building not meeting the required rear yard setback and exceeding maximum lot occupancy.**

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Variance	U-201.1 X-1000.1, (b)	Use as an 8-unit apartment building.
2	Special Exception	D-306.2 U-5201.1, (b) X-901.2, (a)	Not meeting required rear yard setback.
3	Special Exception	D-304.1 U-5201.1, (a) X-901.2, (a)	Exceeding maximum required lot occupancy

Note: All applicants must provide the Office of Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of Zoning Administration.